

# Housing Advisement

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Addressing Your Housing Concerns

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A photograph of a man with a beard and a young child sitting together, looking at a book. The man is smiling and pointing at the book. The child is looking intently at the pages. The image has a teal overlay at the bottom.

# HOUSING ADVISEMENT

## WHAT IS HOUSING ADVISEMENT?

Idaho Housing advisors conduct confidential interviews to discuss clients' housing needs and help them find the right resources. Advisors do not provide financial assistance or legal advice, however they may be able to help determine the best way to address your housing concerns and assist you with a variety of situations.

## PRE-PURCHASE ADVISEMENT

Thousands of families have used HUD-approved pre-purchase housing advisement services to plan and budget for their next home. At Idaho Housing we can walk you through the home-buying process and help you determine the right time to buy, based on your personal financial position.

We'll meet with you one-on-one to learn your situation and continue to offer guidance whenever you need it. We'll help you:

- Know your housing resources, rights, and responsibilities;
- Be equipped with the right financial planning tools;
- Understand your credit reports and identify debt-reduction strategies;
- Know how to budget with homeownership in mind;
- Connect with regarded legal and financial support.

## RENTAL ADVISEMENT

Affordable rental housing is tough to secure in today's competitive marketplace, but that doesn't mean you can't find a great rental. Idaho Housing can help you broaden your rental options by taking steps to have a more appealing application for landlords and property managers. We'll help you:

- Be prepared for initial meetings with landlords;
- Set goals to achieve and maintain rental housing;
- Understand your credit score and effective debt reduction strategies;
- Develop a smart and manageable budget;
- Target affordable properties and move quickly to better your chances.

Our expert advisors can also help you maintain your rental housing, inform you of your rental rights in the state of Idaho, understand the terms of your rental agreement, network with legal assistance for tenant issues, and identify solutions for maintaining utilities.

## FORECLOSURE PREVENTION ADVISEMENT

At some point during the term of your mortgage it may become difficult to afford. If this happens, it's important to reach out to your mortgage lender as soon as possible — don't let the payment deadline pass. Our expert advisors can work as an intermediary between you and your mortgage lender to help prevent foreclosure on your home.

Our goal is to help you determine the right option for your specific situation and keep you in your home. We will help you assess all of your options, which may include:

- Modifying your loan;
- Refinancing your loan;
- Forming an affordable repayment plan;
- Short sale of the property, where the lender agrees to accept less than what is owed on the mortgage;

- Deed-in-lieu, which transfers the property back to the lender in lieu of foreclosure.








Foreclosure should be your last resort, but if that is your only option we can help you transition out of homeownership. We offer foreclosure prevention services to any homeowner, whether or not your home is financed through Idaho Housing.




**BEWARE OF FORECLOSURE RESCUE SCAMS – HELP IS FREE!**

Beware of any person or organization that:

- Offers a guarantee that they can save your home;
- Asks you to pay a fee in exchange for housing counseling services or modification of a delinquent loan;
- Says they can save your home if you sign or transfer the deed to your house;
- Tells you not to contact your loan servicer;
- Tells you to make your payments to anyone other than your loan servicer.

Free housing counseling is available statewide, or you can contact the location nearest you for more information. When calling, please specify the type of counseling you'd like.

LOCATION	PHONE	SERVICES PROVIDED
Statewide	855.505.4700	  
Coeur d’Alene	866.621.2994	
Idaho Falls	866.684.3756	
Lewiston	866.566.1727	
Twin Falls	866.234.3435	

-  Rental, Pre-purchase, or Post-purchase Housing Counseling
-  Foreclosure Prevention
-  Reverse Mortgage Counseling

## POST-PURCHASE ADVISEMENT

The financial commitment of owning a home is more than a monthly mortgage payment. Upkeep, utilities, taxes — the costs add up quickly. Fortunately, Idaho Housing post-purchase advisors have decades of experience helping homeowners manage their housing-related costs to avoid late payments.


Whether you're experiencing a sudden loss of income, have taken on more debt than you can handle, or just need help preparing for the costs of homeownership, we'll help you form a plan so you can pay your bills and still have enough for emergency savings. We also highlight available resources that you may find useful in meeting your financial needs.

## REVERSE MORTGAGE COUNSELING

Reverse mortgages are available to homeowners over the age of 62 who wish to borrow against the equity in their home.

While attractive, reverse mortgages are complicated. The Federal Housing Administration (FHA) mandates prior counseling with a HUD-approved housing counseling agency — like Idaho Housing — to qualify for a reverse mortgage.

Idaho Housing reverse mortgage certified counselors will discuss how reverse mortgages work, the financial and tax implications, your payment options, and additional risks associated with a reverse mortgage. We also highlight available resources that you may find useful in meeting your financial needs. Our goal is to help you determine if a reverse mortgage is right for you based on an unbiased assessment of your situation.



## ABOUT IDAHO HOUSING AND FINANCE ASSOCIATION

Idaho Housing and Finance Association improves lives and strengthens Idaho communities by expanding housing opportunities, building self-sufficiency, and fostering economic development. Idaho Housing is self-supporting and generates its revenue through fees for work performed.

For complete program descriptions, visit [idahohousing.com](http://idahohousing.com) or call our toll-free number at **855.505.4700**.

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### Housing Advisement

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\* Programs are subject to change at any time.  
Funds are limited, and certain restrictions apply.



**Idaho Housing  
and Finance**  
Association

[www.idahohousing.com](http://www.idahohousing.com)

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